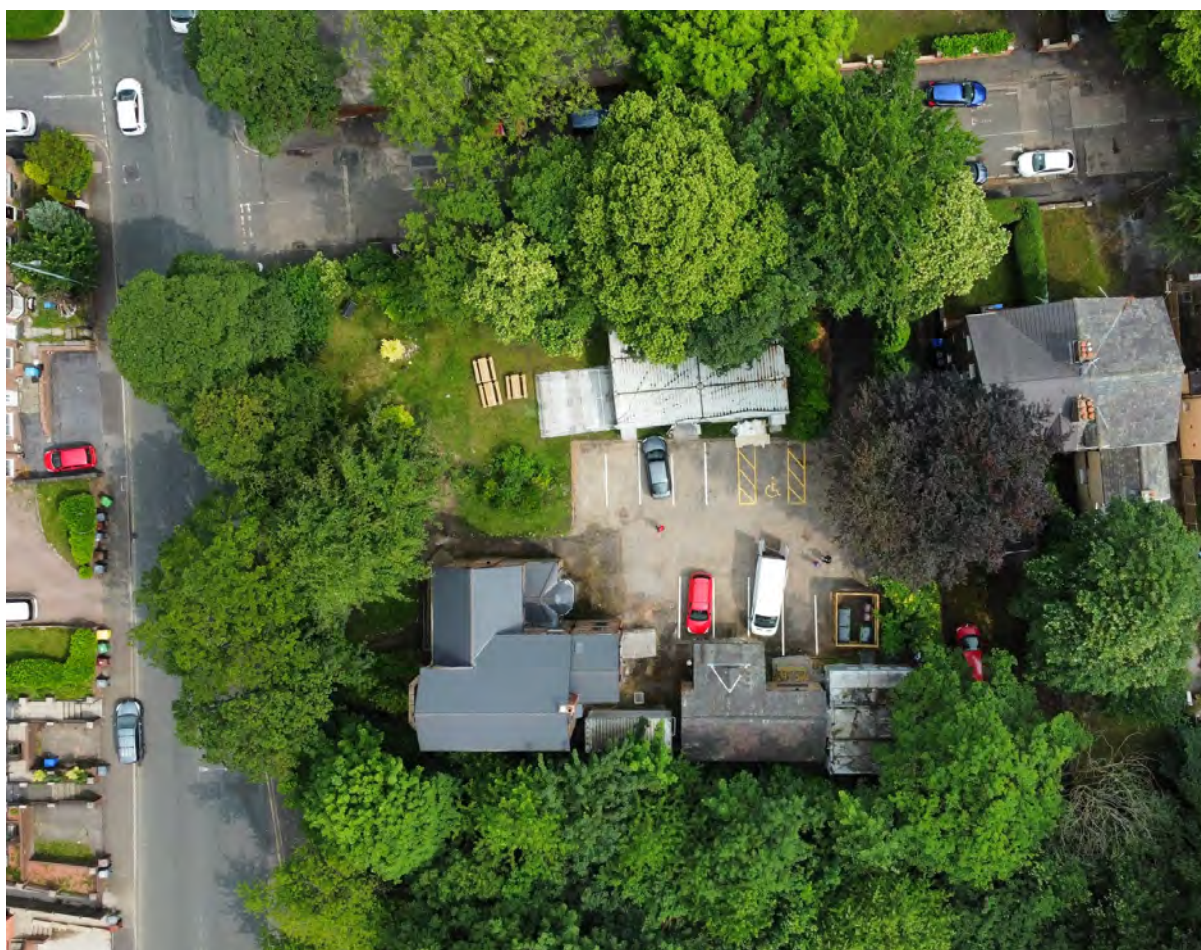




Project: 23_5837_06_45
Site: 4 Middleton Road, Crumpsall, Manchester, M8 5DS
Client: Shalshelles College.



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Document Title:	Tree Survey & Arboricultural Impact Assessment
Document Author:	Alexander Barnes - BSc (Hons), MArborA
Project Title:	4 Middleton Road, Crumpsall, Manchester, M8 5DS

Revision History.

Date:	Version number:	Summary of changes:
18/10/2023	1.0	First Draft
20/10/2023	1.0	First Issue

Distribution.

Approved by:	Signature	Date:	Version:
Matt Harmsworth	MWH	20/10/2023	1.0
Zalman Hanovitch	ZH	20/10/2023	1.0
			Reviewed before issue.

Re-Survey Date.

Survey Type:	Lifecycle:	Re-survey Date:
BS5837: 2012	Planning Only	N/A

FAO: EA Town Planning LTD

eMail: admin@eatownplanning.co.uk

Summary:

This is a BS5837 compliant arboricultural assessment report providing detailed and sufficient information for the Local Planning Authority to be able to consider the effect of the proposed development on local character and amenity from a tree perspective.

Our brief has been to obtain details of the tree population on site with a view to assessing any arboricultural constraints.

This report was commissioned in relation to the proposed three metre high security fencing around the perimeter of 4 Middleton Road, Crumpsall, Manchester, M8 5DS.

The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated on the tree constraints plan and information about the tree stock and its current condition is given within the arboricultural data tables.

It will assist the planning process by discussing the impact that the proposals will have on the existing tree stock.

An Arboricultural Impact Assessment is included at Section 4 which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position.

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- An **appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

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Tree Survey & Arboricultural Impact Assessment to BS 5837 2012 of trees at:

4 Middleton Road, Crumpsall, Manchester, M8 5DS.

1 Scope

- 1.1 We have recently been instructed to undertake an appraisal of mature tree cover at 4 Middleton Road, Crumpsall, Manchester, M8 5DS .
- 1.2 The data was collected to the British Standard BS5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' 2012.
- 1.3 The survey has been commissioned to offer guidance on the arboricultural constraints with a view to the future development of the site.
- 1.4 The trees were inspected on the 28/06/2023 following the guidance in the British Standard by ROAVR. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; non invasive techniques were used at this stage. Although a sounding hammer was used to determine the presence of any decay.
- 1.5 The site was assessed and data was collected on all woody vegetation falling within the scope of the British Standard. Trees were grouped or designated woodlands as per the allowance in the British Standard when the area in question was uniform in terms of species, age or geography.

Photographic Plates.



Aerial image plate showing trees T7 to T19.



Photographic plate showing T7 to T19 and the existing boundary features from the north side of the plot.



Photographic plate showing T7 to T19.



Aerial image plate showing T25 with dieback present in the west side of the crown.

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Manchester in the Manchester City Council control area. The site is located on the north side of the town and has an urban feel.
- 2.2 The site is home to a learning centre with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential dwellings. The site is accessed via a private drive off the adjacent public highway. .
- 2.4 A desktop assessment has failed to highlight, without direct checks with the local planning authority, Whether or not the site is located within a Conservation Area or if there are any TPO protected trees on or adjacent to the site. However, whilst undertaking the survey the client did make us aware that T7 to T19 located directly behind the recently implemented containers are covered by TPO orders.
- 2.5 All desktop assessment data was cross checked and validated on the 18/10/2023 using the web portal provided by the local planning authority.
- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using a Topographical survey (AutoCAD) provided by the client. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

4. Arboricultural Impact Assessment - Site Specific

Tree Quality Statement.

The tree cover at 4 Middleton Road consists of high quality mature remnant trees that all provide high levels of amenity and ecological value to the site and surrounding area. All the trees also contribute significantly to the surrounding urban forest.

4.1 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
2327-NMA-XX-00-DR-B-00004-Site Plan - Proposed (2).pdf	20/10/2023	20/10/2023

4.1.1. It is proposed for the Installation of 3m high Security Fencing around the perimeter of the site. New Security gates at vehicle entry point on Bennett Road and pedestrian entry point from Middleton Road. The proposed fencing will be installed at a distance of between 7 and 8 feet from the site boundaries along the majority of the boundaries along both Middleton Road and Bennett Road.

4.1.2. The table below summarises the potential impact on trees due to various activities.

Trees Potentially Affected:

Tree or Tree Group	Impacts
All surveyed trees - T1 to T27	Proposed security fence runs through the radial root protection areas. See 4.5.1.

4.1.3. The appended AMS specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

4.2. Tree Removal.

4.2.1. No trees require removal to facilitate the security fencing.

4.2.2. Details specific to each tree can also be found in the Tree Data Schedule.

4.3. Mitigation Planting.

4.3.1. No trees require removal so no mitigation planting is considered necessary.

4.4. Impact on Tree Canopies.

4.4.1. Tree canopies will require minor pruning in order to reduce encroachment over the proposed security fence. Minimal pruning is required as the security fence will sit underneath the tree canopies. Any pruning works must be undertaken to the standards set out in BS-3998: 2010

4.5. Impact on Tree Roots.

4.5.1. The security fence will be located within the radial root protection area of T1 to T27. Three options are available for the implementation of the fence posts in this area

1. The fence post can be dug by hand under the supervision of the project arborist. If any roots 25mm or below are discovered they may be pruned back using clean and sharp secateurs.
2. If the posts are to be driven in then each post location is required to be checked with a probe inserted into a minimum depth of 600mm in order to identify if any significant roots are present. If significant roots are discovered then the post location must be adjusted to avoid the roots. If no roots are present within the post location then the post can be driven in.
3. If concrete is to be used then the post hole will be required to be sleeved using sturdy plastic sheeting, ie 1200 gauge DPM, to prevent cement leachate entering the soil within trees' rooting areas.

4.6. New Surfaces.

4.6.1. No new hard surfaces are proposed within the Root Protection Areas of any trees.

4.7. Underground Services.

4.7.1. No underground services are to be installed through any Root Protection Areas.

4.8 Changes in Ground Levels.

4.8.1 Changes in ground levels in the form of post holes will be required within the root protection areas of trees. See 4.5.1.

4.9 Soil Compaction.

4.9.1 The majority of tree roots lie within the upper soil horizons. This is because the availability of oxygen decreases with depth and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.

4.9.2. Healthy soils contain about 25% air space between solid particles. Increased loading of the soils caused by construction activity causes air to be squeezed out as the soil becomes compacted preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.

4.9.3 It is important therefore that ground compaction and soil disturbance over Root Protection Areas should be avoided during the construction phase. This may be done by installing ground protection measures as recommended within a tree protection plan.

4.10. Hazardous Materials.

4.10.1 All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement and cement run-off are contained outside of all Root Protection Areas.

4.11. Impact of Retained Trees on the Development.

4.11.1. Minor pruning will be required to implement the proposed security fencing. For the most part the proposed security fence will sit underneath the tree canopies. However, as the canopies grow each year they will begin to encroach over and into the fencing. Therefore, the proposed security fence will increase the pressure to prune these trees in the future. The trees will require pruning on a 2 to 3 yearly basis in order to avoid encroachment.

4.12. Summary.

4.12.1. It is proposed for the Installation of 3m high Security Fencing around the perimeter of the site. New Security gates at vehicle entry point on Bennett Road and pedestrian entry point from Middleton Road. Section 4,5,1 highlights ways that the proposed security fencing can be implemented without harming or altering the root protection areas of T1 to T27. Tree canopies will require minor pruning in order to reduce encroachment over the proposed security fence. Minimal pruning is required as the security fence will sit underneath the tree canopies. Any pruning works must be undertaken to the standards set out in BS-3998: 2010.

Appendix: BS 5837: 2012 – Guidance Notes

This Standard prescribes the principles to be applied to achieve a satisfactory juxtaposition of trees and structures. It sets out to assist those concerned with trees in relation to design, demolition and construction to form balanced judgements.

It acknowledges the positive contribution trees may offer to a site, as well as the negative aspects of retaining inappropriate trees. It addresses the negative impacts that construction activity may have upon trees and offers mitigation strategies to minimise these impacts.

The Standard suggests a three stage approach to ensure best practice is followed when developing close to trees:

Stage 1: Survey Details and Notes

A ground level visual survey was undertaken. No climbing inspections or specialist decay detection were undertaken. Only trees with a stem diameter over 75mm, which lie within the site boundary or relatively close to it, were included.

Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full Safety Survey or Management Plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

Wherever practicable dimensions were obtained using diameter tapes, logger's tapes, distometers and clinometers. Where obstacles prevent accurate measurement, dimensions are estimated. Trees of privately owned third parties are surveyed from the best available vantage point and observations relating to the condition of these trees should be treated accordingly. All height measurements should be regarded as approximate.

Stage 2: Arboricultural Impact Assessment

After the initial survey and the production of the Tree Constraints Plan, arborists and designers are encouraged to work together to establish a design proposal with minimal impact on the high quality trees. An assessment should be made of all possible impacts including the impact that the trees may have upon the proposal.

The arborist may recommend mitigation strategies to minimise these impacts and help achieve a more harmonious juxtaposition between buildings and trees and will offer advice in relation to the best chances of success at planning.

Appendix: Survey Methodology

Ground level visual surveys are carried out using the Visual Tree Assessment technique described by Mattheck and Broeler (1994) and endorsed by the Arboricultural Association (LANTRA Professional Tree Inspection course, 2007).

Structural condition is assessed by inspecting the stem and scaffold branches from all angles looking for weak branch junctions or symptoms of decay. Particular attention is paid to the stem- base. Cavities are explored using a metal probe in order to assess the extent of any decay. If this is not possible further inspection is recommended in the form of a climbing inspection or using specialist decay detection equipment.

The physiological condition is assessed by inspecting the stem, branches and foliage for symptoms of disease. The overall vigour of the tree is also taken into account.

Where significant defects are observed, recommendations are made according to a scale of priority in order to reduce the likelihood of structural failure. The position of the tree and its potential targets are taken into account.

Measurements are obtained using a diameter tape, clinometer, distometer and loggers tape.

Where this is not practical measurements are estimated.

Some trees are surveyed as groups, though this is usually avoided close to areas likely to be developed.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

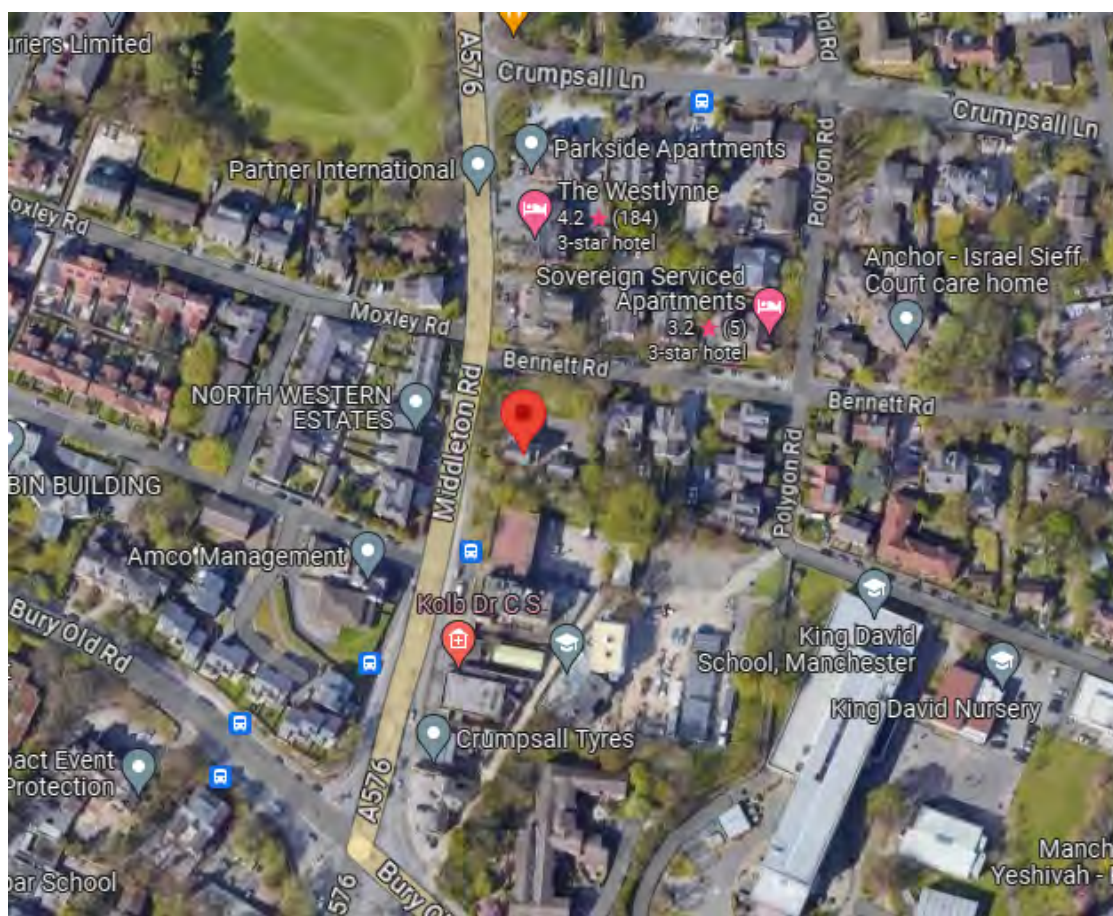
Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander N Barnes BSc Arb, MArborA
Consultant Arborist

Alexander Barnes



Prepared by: Alexander Barnes
Checked by: Peter Haine



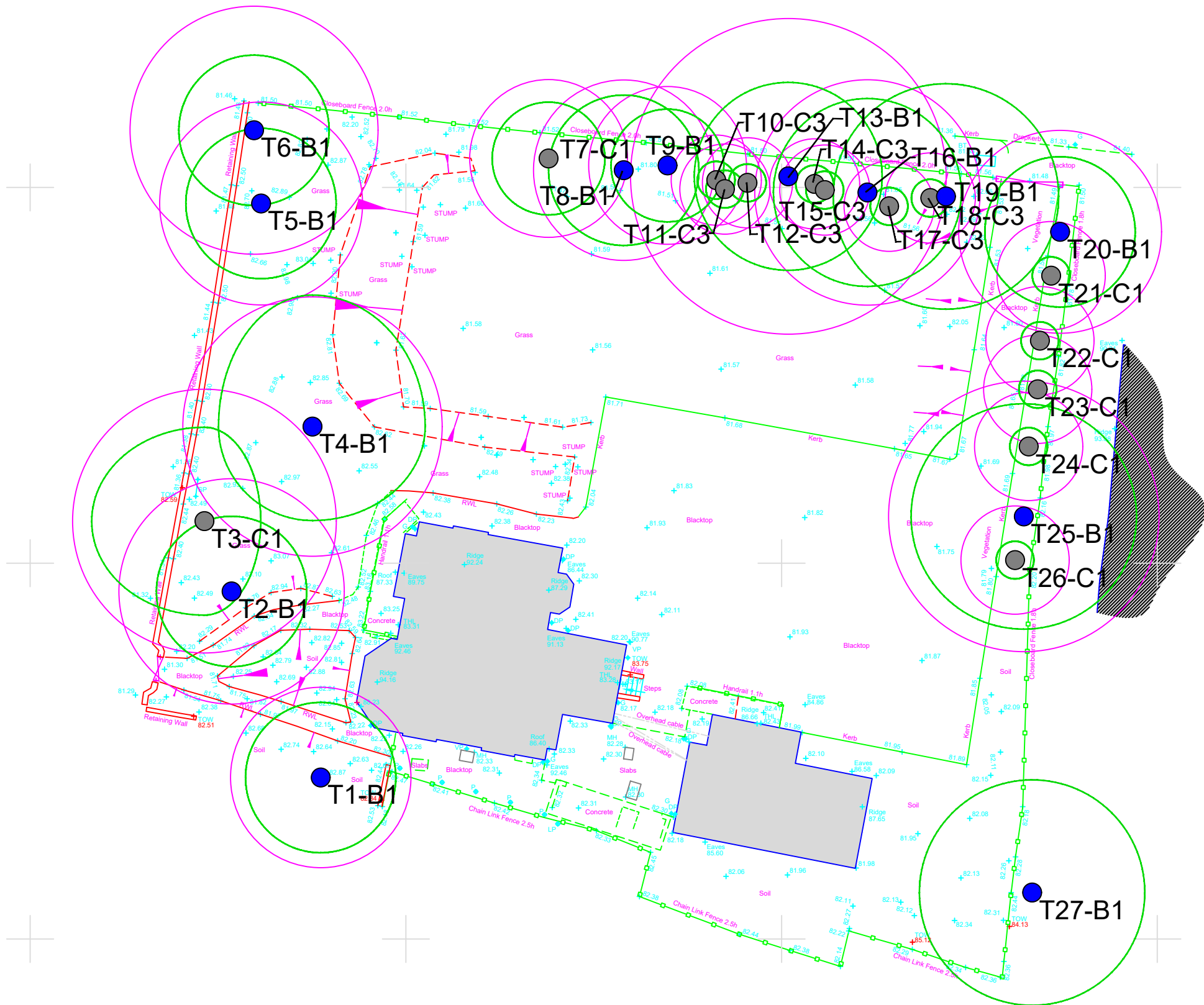
Appendix 2 – Arboricultural Data Tables

Appendix 3 – Arboricultural Plans

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Acer platanoides</i> (Norway Maple)	M	400	16(4)	4	4	4	4	Fair	20+	/	/	/	4.8	B1
T2	<i>Acer pseudoplatanus</i> (Sycamore)	M	500	12(3)	4	4	4	4	Fair	20+	/	2 metres to the south ground level drops by 1 metre to hardstanding pathway. 2 metres to the west ground level drops 2 metres to pedestrian pathway and public access road. Compacted ground around base.	/	6	B1
T3	<i>Acer pseudoplatanus</i> (Sycamore)	M	585	18(3)	5	3	5	6	Fair	20+	/	Compaction around basal area. 1 metre to the west, retaining wall which drops 2 metres down to pedestrian pathway and public access road.	/	7.02	C1
T4	<i>Fagus sylvatica</i> (Beech)	M	575	17(2)	7	6	5	5	Fair	20+	/	Compacted ground around basal area. Stem damage at 0.5 and 1 metres on the East side. Exposed and damaged roots at all cardinal points around the base.	/	6.9	B1
T5	<i>Acer pseudoplatanus</i> (Sycamore)	M	450	15(6)	4	4	4	4	Fair	20+	/	Retaining wall and ground level drop in 2 metres, 1 metre west of basal area.	/	5.4	B1
T6	<i>Acer pseudoplatanus</i> (Sycamore)	M	550	15(6)	4	4	4	4	Fair	20+	/	Retaining wall and ground level drop in 2 metres, 1 metre west of basal area.	/	6.6	B1
T7	<i>Acer pseudoplatanus</i> (Sycamore)	M	350	16(5)	3	3	3	3	Fair	10+	/	Boundary wall 1 metre north of basal area. Dieback throughout the crown.	/	4.2	C1
T8	<i>Tilia X europaea</i> (Common Lime)	M	400	16(1)	4	4	4	4	Fair	20+	/	Boundary wall 0.5 metres from the north side of the basal area. Deadwood branch 6 metres in length and 75 mm diameter present 7 metres up on the South side.	/	4.8	B1
T9	<i>Acer pseudoplatanus</i> (Sycamore)	M	350	16(5)	3	3	3	3	Fair	20+	/	Ivy on tree. Boundary wall 0.5 metres north of basal area.	/	4.2	B1
T10	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T11	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T12	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T13	<i>Tilia X europaea</i> (Common Lime)	M	700	20(7)	5	5	5	5	Fair	20+	/	Boundary wall 0.5 metres from the north side of the basal area. Raised unit 1 metre to the south of basal area.	/	8.4	B1
T14	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	5(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T15	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	5(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T16	<i>Acer pseudoplatanus</i> (Sycamore)	M	500	18(4)	5	5	5	5	Fair	20+	/	Boundary wall 0.5 metres north of basal area. Raised unit 1 metre to the south of basal area.	/	6	B1

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T17	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T18	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T19	<i>Fagus sylvatica</i> (Beech)	M	500	20(4)	6	6	6	6	Fair	20+	/	Ivy on tree. Unable to inspect stem due to Ivy. Boundary wall 0.5 metres to the north of basal area. Raised unit 1 metre to the south of basal area. Hardstanding access to site 1.5 metres east of basal area.	/	6	B1
T20	<i>Tilia X europaea</i> (Common Lime)	M	450	20(4)	4	4	4	4	Fair	20+	/	Boundary fence 0.5 metres east of basal area. Hardstanding access and kurb directly adjacent to the basal area. Kurb has been moved due to trees growth.	/	5.4	B1
T21	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T22	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T23	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T24	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T25	<i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	M	600	20(6)	6	6	6	6	Fair	20+	/	Ivy on tree. Unable to inspect stem due to Ivy. Boundary fence 0.5 metres to the north of basal area. Hardstanding access to site directly adjacent to the west of basal area. Dieback on the West side of the crown.	/	7.2	B1
T26	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T27	<i>Acer pseudoplatanus</i> (Sycamore)	M	500	18(5)	6	6	6	6	Fair	20+	/	Inaccessible for thorough basal survey. Non shape optimised union at 5 metres. Deadwood branch at 5 m North side. 50 mm diameter. Deadwood branch at 5m East side. 80 mm diameter. Deadwood branch at 5m South side. 65 mm diameter.	/	6	B1

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.



Key

Trees
Showing Canopy extents, category colour and tag number (with category).

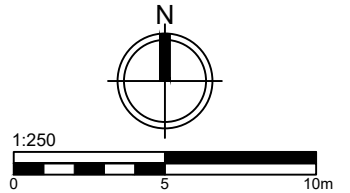
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Tree Constraints Plan

Client: Josh Myres

Site/Project: 4 Middleton Road, Crumpsall, Manchester, M8 5DS

Scale/Sheet: 1:250 @ A3 Date: 29/06/2023

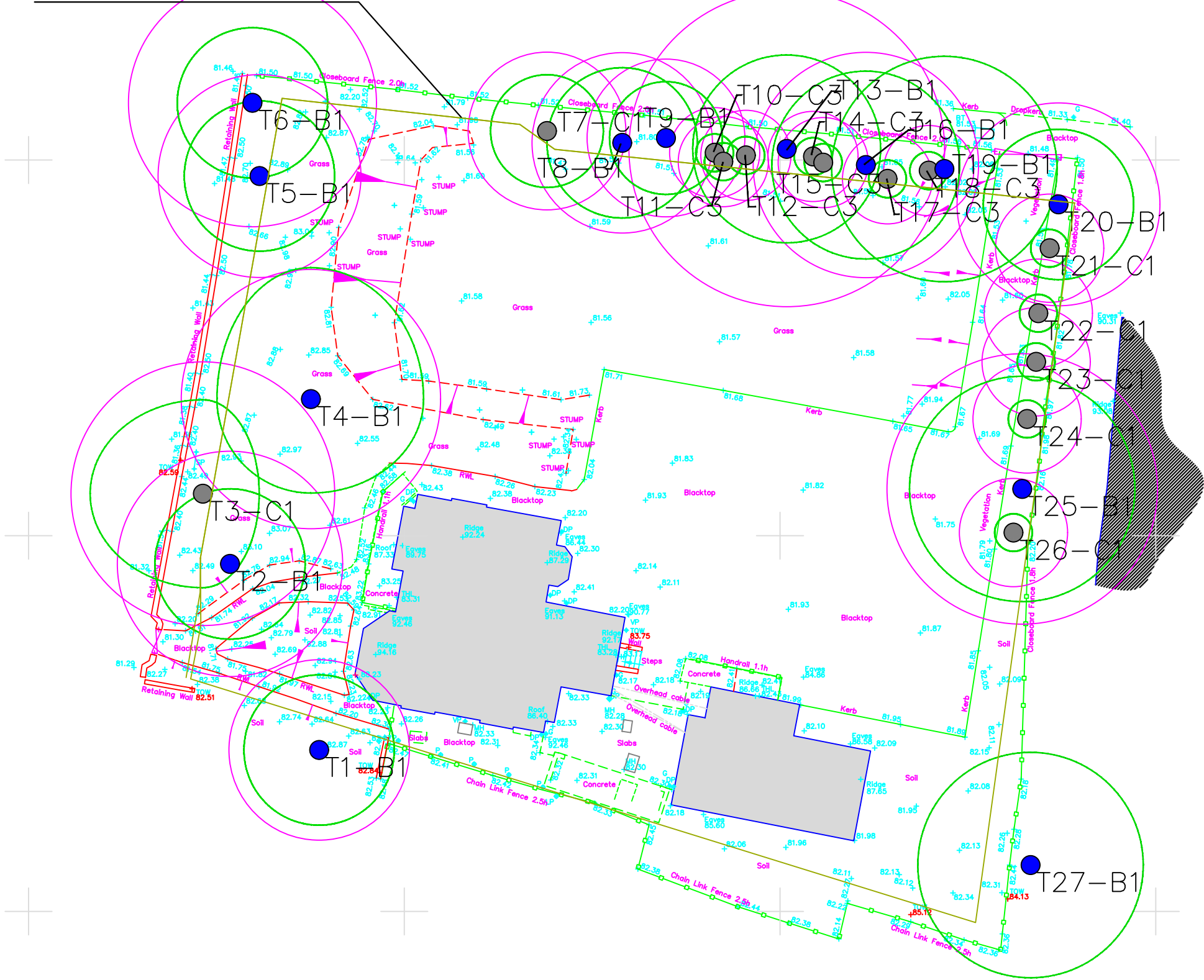
Drawing No: 23_5837_06_45 Rev: 1 Drawn By: PH Chkd By: MH

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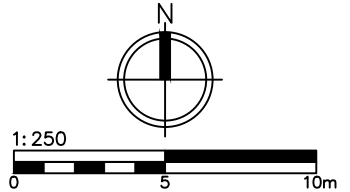
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All rights reserved.

Proposed weld mesh security fencing



Key

- Trees
Showing Canopy extents,
category colour and tag
number (with category).
- Category A
Trees of high quality with an
estimated remaining life
expectancy of at least 40
years.
- Category B
Trees of moderate quality with
an estimated remaining life
expectancy of at least 20
years.
- Category C
Trees of low quality with an
estimated remaining life
expectancy of at least 10
years, or young trees with a
stem diameter below 150 mm.
- Category U
Trees in such a condition that
they can not realistically be
retained as living trees in the
context of the current land use
for longer than 10 years.
- BS 5837:2012 Root Protection
Area



Drawing Title			
Tree Assessment Plan Fence and Gates			
Client			
Josh Myres			
Site/Project			
4 Middleton Road, Crumpsall, Manchester, M8 5DS			
Scale/Sheet		Date	
1:250 @ A3		19/10/2023	
Drawing No		Rev	Drawn By/Checked By
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